

Under Table 3.4.7 Industrial Uses
Add The Following Row Alphabetically

[illegible]

INSERT AND RENUMBER THE SECTION APPROPRIATELY

5.2.4.# Data Centers

1. Minimum Acreage: 10 acres
2. Maximum Acreage: 100 acres
3. Minimum Setback from all zones with the exception of M-1, or M-2: 100 feet
4. A Noise Plan must be submitted showing the location and extent of noise that would leave the property boundary. This level may not be greater than 3dBA over existing ambient levels or 55dBA maximum at any adjoining property boundary not zoned M-1 or M-2. Appropriate grading, landscaping, and site layout can reduce noise to an acceptable level to nearby properties.
5. Water Supply: The applicant shall identify all sources of water proposed to serve the proposed facility, including public water supply, groundwater, and/or surface water and the ability to serve the site by phase. Any proposed direct withdrawal from a river, stream, or other surface water shall be subject to all applicable state and federal permits and shall include documentation of the approved withdrawal rate and anticipated average and peak daily consumption.
6. Power and Natural Gas Supply: The applicant shall provide written confirmation from each applicable electric utility and natural gas provider that adequate capacity is available or planned to serve the proposed facility. Such documentation shall identify the anticipated peak electrical demand of the facility by phase and at full build out.
7. The owner or operator of a data center, proposed or expanding an existing data center, shall be responsible for the costs of infrastructure improvements necessary to provide utility services to the facility in accordance with applicable Tennessee laws.

Duly passed and approved this 19th day of October 2026.

Sponsor _____
Commissioner _____
Approved _____
County Mayor

Attested: _____
County Clerk

Date of Public Hearing: October 5, 2026